

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
September 8, 2014

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:00pm.

Commissioners Present:

Chairman Michael O'Donnell
Tom Hamlet
Stan Hendrix
George Pratt

Commissioners Absent:

Mark Garges
Delvin Jackson
Edward Schmidt

Others Present:

Clyde Han
Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

August 11, 2014 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the August 11, 2014 meeting. Motion made by Mr. Hendrix to approve the minutes of the August 11, 2014 meeting; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 3: Public Participation

Citizen Input

Mr. Han reported that no letters or emails were received during the month of August.

Mr. Han presented a flier from the Missouri Municipal League on court cases to the Board fulfilling a request from the City Manager.

Item 4: Unfinished Business

A: Public Hearing – Continued: Comprehensive Plan

Mr. Han is in the processes of finding a firm that can produce the updated proposed Zoning and Transportation maps that will complement the existing Comprehensive Plan. Bucher, Willis & Ratliff (BWR) produced the items for the last Comprehensive Plan; however, they have since discontinued their "planning" department. BWR's parent company, Lochner, still has the PDF's of the project which they have provided to Mr. Han.

The Kansas City office of Lochner is attempting to contact the original project manager, Scott Mickey, for assistance or recommendation to assist the City in updating the current Comprehensive Plan.

Mr. Han will continue contacting another firm to help with the project.

Mr. Han is also in the process of obtaining better transportation/road conceptual documents from MODot on the discussed upgrades Bob F. Griffin Road and US36, I-35 acceleration/ deceleration improvements, I-35/US36 Diverging Diamond interchange, US36 flyover in the median and the new overpass near Reservoir Road and US36 with access to the Airport.

A sample ordinance was provided to the Board for review.

Chairman O'Donnell stated that he has not received any additional items to place in the Comprehensive Plan from EDOC.

The Board will leave the Public Hearing open in October for further discussion.

B: Public Hearing: Sign Regulation for Non-Residential Uses

Chairman O'Donnell entertained a motion to enter Public Hearing. Motion made by Mr. Hamlet to enter Public Hearing; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes— 4, nays— 0, abstentions— 0, absent — 3.

Public Hearing

In a previous meeting, the Board was asked to exclude Churches from the Residential zoning districts restriction on signage. An argument has been made that churches, schools, golf courses and parks (ball fields, swimming pools and memorials) are all allowed in residential zoning districts and require larger signage than typical residential signs. After research was conducted, it was found that Cameron has provisions that allow for larger signage for Non-Residential uses in R-1 and R-2 districts.

Mr. Han was asked at the August meeting to research the cities of Kearney and Smithville (in addition to the research completed on the cities of Richmond and Columbia) on their sign regulations for Churches. A matrix was provided to the Board comparing the four cities sign regulations of Non-Residential signage use in Residential districts.

Mr. Han asked the Board to review the current definition of *illuminated signs* as it was different than what was initially thought.

Mr. Pratt asked if it would be beneficial to survey the existing church signs in town and see where they fit in the comparison of the four researched cities.

After discussion, the Board determined that this did not need to be done.

Chairman O'Donnell stated that Cameron is within all of the measurements reflected on the matrix provided by Mr. Han and if a change was made it would not be substantial.

Mr. Hendrix made a motion to leave Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes— 4, nays— 0, abstentions— 0, absent — 3.

Leave Public Hearing

Mr. Hendrix made a motion to recommend keeping the sign ordinance as written as it is within the communities of our size and does not warrant any changes at this time; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes— 4, nays— 0, abstentions— 0, absent — 3.

Item 5: New Business

A: Public Hearing: Conditional Use Permit – Multiple Dogs

Mr. Han informed the Board that the notification requirements were not met prior to the meeting so the Public Hearing on the conditional use permit for multiple dogs would be postponed until the October 13, 2014 meeting.

Item 6: Future

A: Site Plan for Bible Baptist Church

Mr. Han reported that the storm water review is still in process for the Bible Baptist Church project.

B: Site Plan for Cameron School Addition

Mr. Han reported that the site plan and storm water plans are still in process for the Cameron School addition.

Item 7: Miscellaneous/ Updates

A: Tree Ordinance

There are no updates on the tree ordinance.

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hamlet to adjourn; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Meeting adjourned at 6:23 pm.

Next scheduled meeting of the Cameron Planning and Zoning is October 13, 2014.

Minutes submitted by:

*Chris Martin
Secretary Recorder
Cameron, MO 64429*

Minutes of the September 8, 2014 Cameron Planning and Zoning Commission approved on October 13, 2014



Chairman Michael O'Donnell